



Case Number **ZC-17-179**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 9, 2018

Council District 8

Zoning Commission Recommendation:

Approval by a vote of 7-0

Opposition: 1 letter submitted

Support: None Submitted

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Laura Evans</u>	
Surplus	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: City of Fort Worth Planning and Development

Site Location: 1214 E Daggett Avenue Mapsco: 77G

Proposed Use: Single-family

Request: From: "J" Medium Industrial

To: "A-5" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

City Council adopted a procedure regulating the review, zoning, and sale of surplus property. Upon satisfactory completion, the properties are offered for sale. The proposed site is currently vacant and located on the south side of East Daggett, east of Tennessee Avenue.

Site Information:

Owner:	City of Fort Worth 200 Texas Street Fort Worth, TX 76102
Acreage:	0.09 ac
Comprehensive Plan Sector:	Southside

Surrounding Zoning and Land Uses:

North	"J" Medium Industrial / vacant
East	"J" Medium Industrial / vacant
South	"J" Medium Industrial / vacant
West	"J" Medium Industrial / vacant

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
E Daggett	Residential	Residential	No
Tennessee Ave	Residential	Residential	No

Public Notification:

300 foot Legal Notifications were mailed on November 20, 2017.

The following organizations were notified: (emailed November 20, 2017)

Fort Worth League of Neighborhood Associations INC	United Communities Association of South Fort Worth
Glenwood Triangle NA	Parker Essex Boaz NA
Near East Side NA*	Willow Creek NA
Historic Southside NA*	East Fort Worth, Inc.
Streams And Valleys Inc	Trinity Habitat for Humanity
Eastside Sector Alliance	Southeast Fort Worth Inc
East Fort Worth Business Assn	Fort Worth South Inc
Downtown Fort Worth Inc	Fort Worth ISD

**Nearest Neighborhood Organizations*

Development Impact Analysis:**1. Land Use Compatibility**

Uses surrounding the proposed site are primarily vacant. The proposed "A-5" One-Family zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2017 Comprehensive Plan designates the subject property as single-family. The proposed "A-5" zoning is consistent with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on the conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

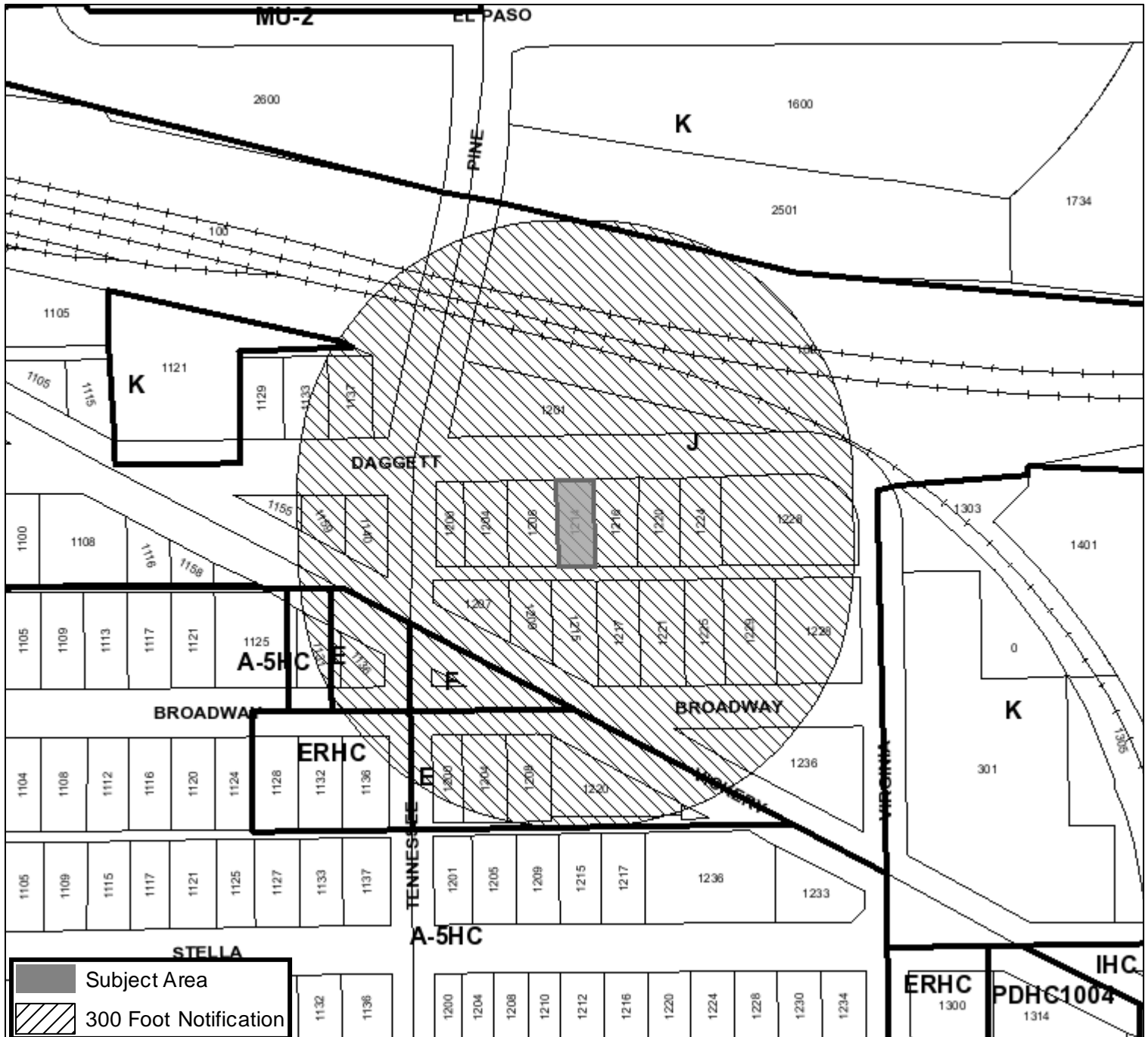
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph



ZC-17-179

Area Zoning Map

Applicant: City of Fort Worth Planning and Development
Address: 1214 E. Daggett Avenue
Zoning From: J
Zoning To: A-5
Acres: 0.09805678
Mapsc0: 77G
Sector/District: Southside
Commission Date: 12/13/2017
Contact: 817-392-8043



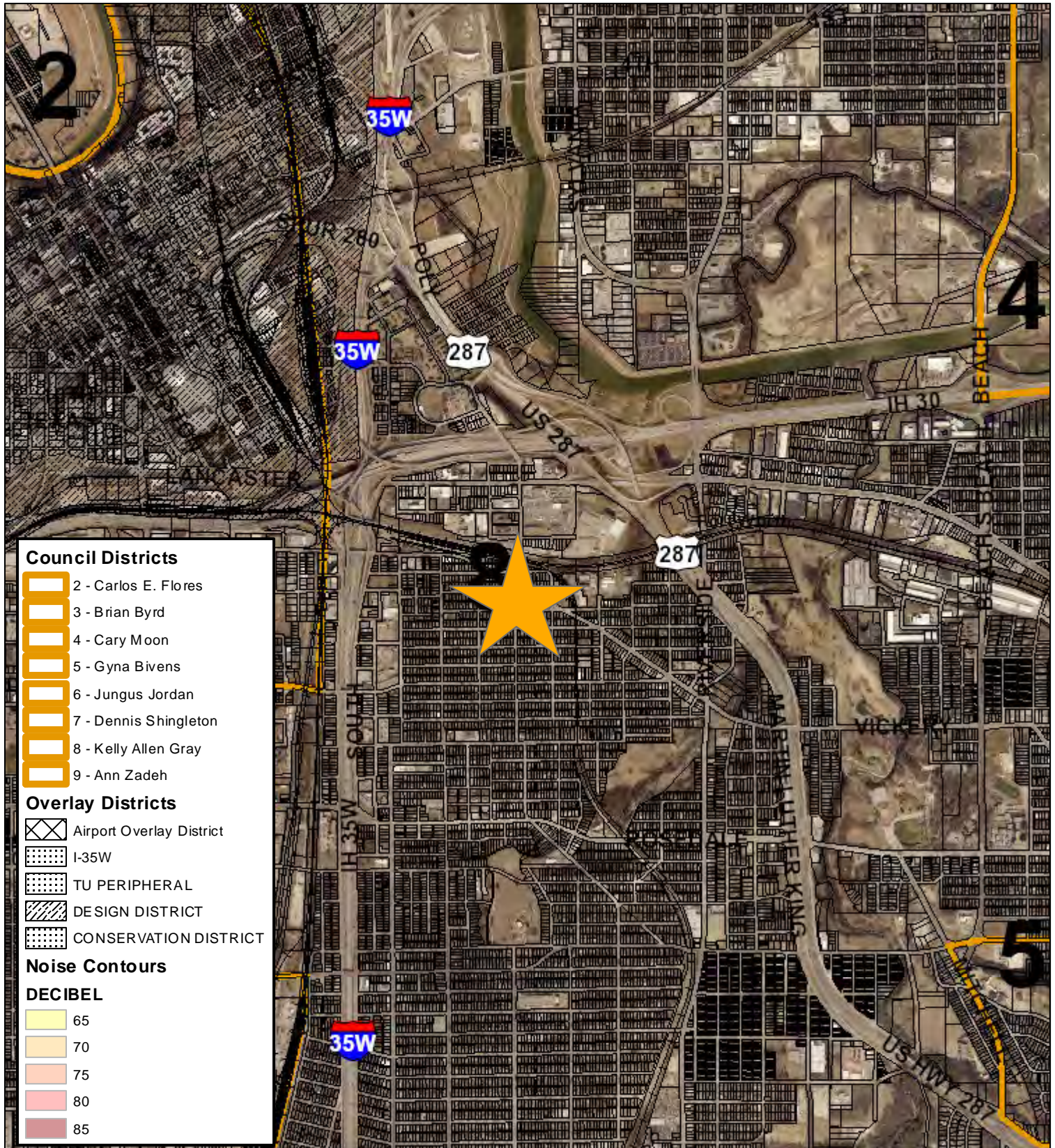
0 80 160 320 Feet

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ZC-17-179

Area Map

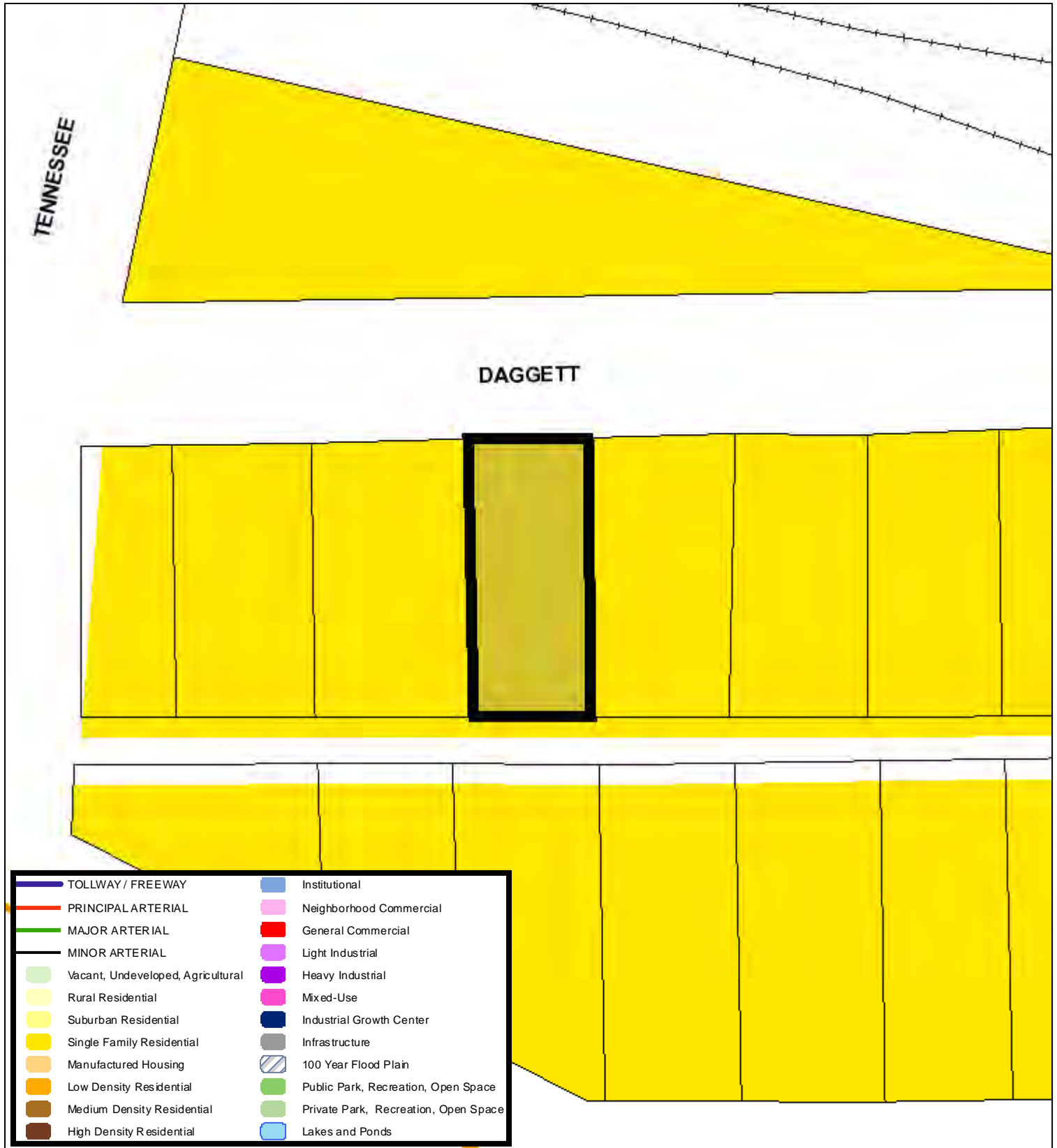


0 1,000 2,000 4,000 Feet



ZC-17-179

Future Land Use



40 20 0 40 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.



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ZC-17-179

Aerial Photo Map



0 30 60 120 Feet



Document received for written correspondence					ZC-17-212
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Danny Scarth	6301 Randol Mill Rd		Support		Representing applicant

17. ZC-17-179 City of Fort Worth Planning & Development (CD 8) – 1214 E Daggett Ave (Union Depot Addition Lot 4, Block 36, 0.09 ac.) From: “J” Medium Industrial To: “A-5” Single Family

Dana Burghdoff with Planning and Development stated this is a surplus property the city is rezoning in order to sell.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-179
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Robert Dunlap	1133 & 1137 E Daggett	In		Opposition	Sent notice & letter

18. ZC-17-213 City of Fort Worth Planning & Development (CD 8) – 1924 Ave D (Highland to Glenwood Addition Lot 7, Block 59, 0.16 ac.) From: “B” Two Family To: “A-5” Single Family

Dana Burghdoff with Planning and Development stated this is a surplus property the city is rezoning in order to sell.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

19. ZC-17-214 City of Fort Worth Water (CD 3) – 899 Basset Locke Dr (Westside IV Pump Station Lot 1, Block 1, 1.31 ac.) From: “CR” Community Facilities To: “A-7.5” Single Family

Beth Knight with Planning and Development stated this property is being rezoned due to guidance from Council District 3 wanting to decrease the amount of multifamily zoning in the district.

Motion: Following brief discussion, Ms. Welch recommended Approval of the request, seconded by Mr. Northern. The motion passed unanimously 7-0.